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STANHOPE  
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Stanhope Land Use Board  
October 18, 2021  
Regular Meeting  
Minutes

CALL MEETING TO ORDER:

Chairman Maguire called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Reorganization Meeting was forwarded to the New Jersey Herald and Daily Record on January 12, 2021, was placed on the municipal bulletin board and on the official website of the Borough of Stanhope.

Furthermore, notice of the change in the meeting location was sent to the New Jersey Herald and Daily Record on June 24, 2021 and was placed on the official bulletin board in the Municipal Building.

In the event the Board has not addressed all the items on its agenda by 10:00 p.m., and it is of the opinion that it cannot complete the agenda in a reasonable period, the Board may exercise its option to continue this meeting at an agreed time and place.

At this time, please turn off all cell phones.

ROLL CALL:

James Benson - absent  
Nicholas Bielanowski - present  
Najib Iftikhar - present  
Rosemarie Maio - present  
Thomas Pershouse - absent

John Rogalo - absent  
Joseph Torelli - present  
Michael Vance - present  
Paula Zeliff-Murphy - present  
John Maguire - present

Others present: Board Secretary Ellen Horak

MINUTES

**September 13, 2021 Meeting** – On motion by Ms. Zeliff-Murphy, seconded by Mr. Iftikhar, the Minutes of the September 13, 2021 Meeting were approved on majority voice vote. Mr. Vance abstained.

CORRESPONDENCE

- 10-12-21 Virginia Liotta, Esq. – Request to carry Juntos hearing to November 8<sup>th</sup> meeting
- 10-13-21 Eric Keller – Technical Review #1 re: Manjit Bajwa (Stanhope Fuel LLC) Preliminary & Final Site Plan with Variances, Block 11702, Lot 5
- 10-13-21 William Hamilton, P.P. – Planning Review #1 re: Manjit Bajwa (Stanhope Fuel LLC) Preliminary & Final Site Plan with Variances, Block 11702, Lot 5
- 10-15-21 Cory Stoner, P.E. – Byram's Engineer re: Manjit Bajwa Preliminary and Final Site Plan & Variance re: Block 11702, Lot 5
- 10-18-21 Terry Webb – Withdrawal of Subdivision Application re: Block 10605, Lot 10

On motion by Ms. Maio, seconded by Ms. Zeliff-Murphy and carried by unanimous voice vote, the Correspondence List was accepted and placed on file.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairman Maguire opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

RESOLUTION OF MEMORIALIZATION:

**Corey Kirk, One-Year Extension of Variance Approval (corrected)**

30 Linden Avenue, Block 11304, Lot 6  
(Formerly Ryan Leavy Variance Application)

Chairman Maguire noted the resolution adopted at the last meeting had an incorrect extension date. The one-year extension granted was to extend the variance to October 17, 2021, not 2022 as noted on the resolution.

On motion by Ms. Zeliff-Murphy, seconded by Mr. Bielanowski and carried by the following unanimous roll call vote, the Board adopted the corrected Resolution of Memorialization, granting the request of Corey Kirk for a one-year extension to the variance granted to Ryan Leavy (former owner of property) for Block 11304, Lot 6 from October 17, 2020 to October 17, 2021.

AFFIRMATIVE: Mr. Bielanowski, Mr. Iftikhar, Ms. Maio, Mr. Torelli, Mr. Vance, Ms. Zeliff-Murphy, Chairman Maguire  
OPPOSED: None  
ABSTENSIONS: None

OLD (UNFINISHED) HEARING

**21-01, Terry Webb**

Block 10605, Lot 10, Minor Subdivision & Variance Application  
Deemed Complete: 08/09/2021 120 Days: 12/07/2021

Chairman Maguire noted the Board received a letter from Ms. Webb withdrawing her application before the Board.

NEW HEARING:

**21-01, Manjit Bajwa**

Block 11702, Lot 5, Preliminary & Final Site Plan and Variance Application  
Deemed Complete: 09/13/2021 120 Days: 01/11/2022

Chairman Maguire stated the Board Attorney informed him there was an omission of the D Variance in the applicant's notice and therefore, the applicant must re-notice.

Chairman Maguire noted the hearing for Juntos Holdings LLC is scheduled for the November 8, 2021 meeting. It is anticipated that both the Juntos Holdings hearing and Manjit Bajwa hearing will bring a large number of members of the public to the meeting. The Board agreed that both hearings should not be heard at the same meeting. The Board agreed that Juntos Holdings' application will be heard at the November 8, 2021 meeting and Manjit Bajwa's application will be heard at the December 13, 2021 meeting.

BILLS:

<b>Bowman Consulting Group, Ltd.</b>		
09/07/21	Re: Webb Minor Subdivision	\$907.50
10/06/21	Re: Webb Minor Subdivision	\$608.00
<b>Gavan Criscuoli Lenar</b>		
04/05/21	Re: Bruzzese Variance	\$ 49.50
04/05/21	Re: Choquette Variance	\$379.50
07/19/21	Re: Juntos Holdings	\$792.00
09/07/21	Re: Webb Minor Subdivision	\$ 66.00
09/07/21	Re: Kirk Variance Extension	\$ 99.00

On motion by Mr. Vance, seconded by Ms. Zelif-Murphy, the aforesaid bills were approved on the following unanimous roll call vote.

AFFIRMATIVE: Mr. Bielanowski, Mr. Iftikhar, Ms. Maio, Mr. Torelli, Mr. Vance, Ms. Zelif-Murphy, Chairman Maguire  
OPPOSED: None  
ABSTENSIONS: None

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairman Maguire opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

DISCUSSION:

Mr. Vance questioned the escrow report, noting Mr. Bruzzese's account with \$0. Ms. Maio questioned why there are old escrow accounts on the report showing a balance. The Secretary explained that the older escrow accounts were waiting for final billing from the Board's attorney. The Board's attorney has sent his bills, and after approval tonight, the CFO will pay the bills and returned the unused escrow to the applicant. Mr. Bruzzese withdrew his application so there should be no additional billing to that account. The CFO will remove Mr. Bruzzese from the escrow report.

Chairman Maguire informed the Board that his term expires at the end of the year and he told the Mayor he does not wish to be reappointed. He served on the Board of Adjustment and Land Use Board and between the two he has been serving for over 20 years. Chairman Maguire noted November and December will be his last two meetings on the Board.

ADJOURNMENT:

On motion by Mr. Vance, seconded by Mr. Iftikhar, it was the consensus of the Board to adjourn the meeting at 7:10 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary